



**TRINITY CITY PLANNING & ZONING BOARD
MEETING
Tuesday, September 26, 2006
7:00 pm**

The Trinity Planning Board held their September 26, 2006 Regular Planning and Zoning Board Meeting at Trinity Memorial United Methodist Church, 7140 NC Highway 62, Trinity. A quorum was present.

PLANNING BOARD MEMBERS PRESENT: Chairman, Robbie Sikes; Planning Members J. R. Ewings, Linda Gantt, Vernel Gibson, Buddy Maness, Scott Norman and Melvin Patterson.

PLANNING BOARD MEMBERS ABSENT: David Albertson

OTHERS PRESENT: Mayor, Fran Andrews; City Council members, Karen Bridges and Bob Labonte; City Manager, Ann Bailie; Planning/Zoning Administrator/ Code Enforcement Officer, Adam Stumb; City Clerk/FO Debbie Hinson, and members of the audience.

ITEM 1. Call to Order

Chairman Sikes called the September 26, 2006 Meeting to order at 7:06 p.m. and welcomed those in attendance.

ITEM 2. Pledge of Allegiance

Chairman Sikes led the Pledge of Allegiance.

ITEM 3. Invocation

Planning Board member Gibson gave the invocation.

ITEM 4. Approval of Minutes

August 22, 2006

Chairman Sikes called for any changes or corrections to the August 22, 2006 Minutes.

Motion to approve the minutes as written by Member Maness seconded by Member Ewings and approved unanimously by all Planning Members present.

ITEM 5. Public Comments Section

None

Unfinished Business

ITEM 6. Rezoning Request #Z06-05CZ (Hadley Park)

(a) Public Comments

Chairman Sikes opened this item and called on Mr. Kevin Muldowney for presentation of the proposed development. Mr. Muldowney reviewed the following topics concerning revisions made to the proposed development by power point presentation.

Connections with Steeplegate: Mr. Muldowney discussed the concerns of the Steeplegate residents concerning the connection of the 2 developments. Vehicular connections have been reduced to pedestrian and bicycle paths. At the request of the City we have reserved a right-of way that would allow vehicles to travel between the two (2) communities if the City chooses to make that connection in the future.

Lot Size: The lot sizes have been increased from an average of 13,000 square feet to 20,000 square feet on the home sites that adjoin Steeplegate Community. The density in the proposed development is greater than that in Steeplegate; however, we have reduced the density of our development approximately 24%. The townhomes have been reduced from 129 to 57. There was one (1) single family resident deducted due to the connection of the pedestrian and bicycle paths

Traffic: The entrances to the community were a concern of many residents. We have reached a tentative agreement with the owner of the Exxon who is the owner of adjoining properties to access this development at the Finch Farm Road and Welborn Intersection by coming across his property to make this connection. The secondary entrance shown on the plan is currently a right in, right out and would restrict left turns coming out of our community on to Finch Farm Road. NCDOT has yet not agreed to the right in, right out at this entrance. We have revised the traffic study to reflect the count after school was in session. At this time Mr. Jayson Clapp, representative of Ramey Kemp & Associates, Incorporated discussed the traffic assessment (attachment A). He advised members that traffic patterns were conducted in the a.m. and p. m peak periods. Mr. Clapp discussed the overall operation of the intersection of Finch Farm Road and Welborn Road and indicated that without improvements this study indicates this intersection will deteriorate. The identified improvements at this intersection along with the shared access at the Exxon location should help the overall traffic and bring this intersection back to a level D or better.

Market Prices: At this time Mr. Muldowney discussed the market information and home prices offered in this development.

1. Providence Collection- \$ 345,000.00 with square footage beginning at 3,300
2. Carolina Collection -\$ 275,000.00 with square footage beginning at 2,400
3. Townhomes- Start at 216,000 with square footage ranging from 2,100 to 2,800

Amenities: There will be a walking trail around the existing pond, and an all purpose recreational field. The pond will be part of an adjoining area of an additional 13 acres of open space. Sidewalks with planting strips will be located on both sides of the street. There will be a Homeowners Association for both the Single Family and Multi-Family residents of the development. No metal sheds will be allowed in this development; no repainting can be done without approval of the Associations, and no chain link fences will be allowed.

Exterior materials: Vinyl will be used for the overhang areas of the buildings. All other materials will be brick or hardy plank. Hardy Plank is distinctive in that the paint on this material last approximately 15 years and is very durable.

The following persons Spoke for this request:

Leigh Mullinnix- 7322 Chapsworth Drive-Ms. Mullinnix stated that her property borders this proposed development. She thanked developers for the changes made and asked that the record reflect her complete support of this proposed development and her request that the board recommend approval of this request.

Esther Futrell - 7306 Chapsworth Drive- property also borders back of the development. Thanked the developers and board members for listening to comments made in June.

Rachel Slate- 3626 Steeplegate- Commended the additional work done by the developers to earlier comments. No problem with the development only the connection between the 2 communities since each was a separate entity with separate by-laws and covenants. Ms. Slate had no problems with the walking trail but asked that no other connections be allowed. I believe this will be a magnificent addition to Trinity.

Michael Stock 7258 Chapsworth Drive- Thanked developer for changes that were made in the plan addressing the changes in the entrance, reduction of the density, and the increase to the lot sizes of the property that directly adjoins the Steeplegate Community. He expressed his concerns about the reserved right of way and what circumstances would trigger changes for connections as well as what types of buffers would be placed at the property lines.

Richard McNabb, 7218 Chapsworth Drive- Mr. McNabb stated he was for and against the request. He discussed his disappointment with the recommendation from staff concerning the connections of the 2 communities. I believe the developer has done a wonderful job in the changes they have made. Mr.

McNabb requested that the Planning Board recommend to Council that the connections not be allowed and that the developer be allowed to add the one (1) house that was removed from the plan for these connections.

With no others speaking, Chairman Sikes opened the floor to anyone who wished to speak in opposition to the request.

Speaking Against:

Tyler Earnst, 7511 Foxchase Drive- Mr. Earnst acknowledged the developers' changes that were made. Mr. Earnst discussed his concerns about the right of way and stated that he could not support this development unless these rights of way were not reserved to become connector streets between the two (2) developments.

With no others speaking, Chairman Sikes called for staff recommendations.

Staff Recommendations:

1. The main entrance to the subdivision will be aligned with Welborn Rd (SR 1556) and the existing traffic light.
2. A twenty foot vegetated buffer will be required along the southern lots that adjoin the Steeple Gate Subdivision. Where a City sewer easement would disrupt this buffer, a 10 foot buffer will be required. The vegetated buffer may include existing vegetation supplemented by new plantings where needed.
3. Lots adjoining the Steeplegate Subdivision will have a minimum lot size of 20,000 sq/ft.
4. A fifty foot right of way (ROW) will be required for possible future connection of Steeplegate Dr and Canter Dr to the proposed subdivision. A pedestrian access will be constructed in these ROWs.
5. To create active open/recreation space a walking trail will be constructed around the existing pond. This area will be maintained by a homeowners association.
6. The maximum number of units shall be 153 single family units and 57 multi-family units.
7. Allowed Uses: Residence – Single Family Home, Swimming Pool – accessory use
Special Uses: Residence - Town homes,
8. All development shall comply with all other rules and regulations of the City of Trinity.
9. Any major changes to these conditions or the site plan must be resubmitted to the City Council with a recommendation from the Planning and Zoning Board. Any minor changes to the plan that do not involve the above conditions such as a rearrangement of lots or streets do not need additional approval.

After staff recommendations the Public Hearing was closed and opened to Board members for discussion and or action.

There was extensive discussion between board members and Mr. Stumb concerning the right of way connections including the bikeway and walkway paths between the Steeplegate Community and the proposed development. Mr. Stumb advised members that connections were recommended by the staff in order to address public access such as garbage trucks, school bus traffic, and emergency services traffic.

After further discussion concerning the right of way connections, ***Member Ewings made a motion to approve the rezoning request with the walkways less the driveway connections, seconded by member Maness, and approved unanimously.***

After further discussion, concerning dedicating 50 foot right of way to the City, Member Ewings made a second motion that the 50 foot right of way be dedicated to the City, however prior to construction of street connections between the two (2) developments the City must hold a Public Hearing. The motion was seconded by Member Patterson, and approved unanimously by all Planning Members present.

Chairman Sikes called for a 5 minute break.

Public Hearings

ITEM 7. Special Use Request #SPU06-04 (Recycling Site)

Chairman Sikes opened this item and advised audience members that they must be sworn prior to speaking by the City Clerk.

After being sworn by the Clerk, the following persons spoke either for or against the request.

Speaking For the Request

Adam Stumb, City Planner/Code Enforcement Officer: Mr. Stumb advised members the proposed site was currently zoned R-40. The proposed use for the site in addition to the fire station is to allow a recycling convenience site. This property is owned by Guil-Rand Fire Department along Surrett and Mendenhall. This location would allow more visibility of this facility. Mr. Stumb reviewed the following two (2) conditions that staff recommended be added to this item.

- The facilities shall only be operated by a local government or by a non profit.
- The use may be secondary to another primary use such as a school, fire station or other government facility.

This concluded Mr. Stumb's comments.

David Townsend, Randolph County Public Works- Mr. Townsend discussed the 13 recycling sites currently maintained throughout the County. He advised members that the County would like to relocate the Braxton Craven recycling site to a proposed site located on Mendenhall. The proposed site is for recycling only. The property belongs to the Guil-Rand Fire Department and would offer better visibility than the current site which has become a dumping ground. The current Braxton Craven site is hidden from the public and makes it easy for the public to use this site for a dump. We feel moving the site would keep people from dumping during night hours. The County is proposing a 40X 40 site. This site would be approximately 40 feet from the right of way and 60 feet from the road. The traffic would enter from Mendenhall Road by a gravel road to a graveled site.

Prior to citizen comment, there was considerable discussion between Planning Members, Mr. Stumb and Mr. Townsend regarding the dumping problems at the current site and the possibility of these same problems occurring at the new proposed site since this site would not be manned. Mr. Townsend advised members that the County tried to recycle but had not been able to use any materials at the Braxton Craven Site in 2 years due to contamination. It was his opinion that the dumping would be controlled at the proposed location due to the relative closeness of the Fire Department.

With no others speaking for the request, Chairman Sikes opened the floor to anyone wishing to speak against the request.

Against:

Gene Byerly, 5892 Howard Circle- opposed to the relocation of this site because of the relative closeness to his residential neighborhood. He discussed the environmental impact of dumping and growth, water issues currently associated with this area, and how dumping at this site would contaminate water sources.

Mary Allison Byerly, 5892 Howard Circle- Ms. Byerly discussed the location of the proposed site in conjunction with Faith Baptist Church and the appearance of the current Braxton Craven Site. It was her opinion that a dump adjacent to church property would not be appropriate. She also discussed her concerns with the current traffic and safety issues in this area as well as the smell and pollutants that could be generated from this site.

Debra Johnson 5913 Mendenhall Rd- Ms. Johnson discussed the appearance of the current site and her concerns that moving the unmanned site would only result in moving the location of the problem. She

advised members that she had adopted Mendenhall as a road to keep clean by picking up the trash and felt this site would only create additional trash in this area.

Darren Myers, 6190 Mendenhall Rd – Mr. Myers suggested that if the site could not be manned it should be closed.

Alford Passavon, High Point– It was his opinion that this site would reduce the property values and would result in a loss of tax dollars to the City of Trinity. He also discussed his concerns about the rodents and pests that would be attracted to this type of site.

Heather Hayworth, 5825 Mendenhall- Ms. Hayworth discussed her degrees in the field of biology and ecology. She suggested closing the current site and proposed that certain dates be set for those that really wanted to recycle. She discussed the problems foreseen by her husband who was a fireman and how persons pulling into the fire station could cause problems with emergency calls and call responses.

Gregg Tuggle- 5937 Howard Circle- It was Mr. Tuggle's opinion that residents of the community will start calling the fire department resulting in the fire department fielding recycling calls. He discussed the proposed site stating that there was no house in the area to monitor or see potential persons dumping illegal items at this site. It was his opinion that moving the site from one location to another was not the answer to the problem.

Jennifer George 5854 Howard Circle- Ms. George discussed the creek located behind the proposed site that leads into the water supply. She discussed the environmental impacts produced by pesticides and motor oil.

James Bryant- Mr. Bryant discussed his concerns about runoff, increased traffic problems, and possible increase in crime rates that could be caused by this relocation.

Janice Bowman-5802 Mendenhall- She discussed her efforts in picking up trash from her yard generated just from regular traffic. It was her opinion that the main reason the recycling site was used for a dumping ground was because there was no garbage service offered in the city. We have no way to get rid of old appliances without going to Asheboro. She asked that the recycling site not be moved to her yard.

At this time Chairman Sikes closed the floor to Public Comment and turned discussion over to members for discussion and or action.

Council member Patterson discussed his feelings concerning the current recycling site and the possibility of recommending that the current recycling site be permanently closed. There was discussion between Chairman Sikes, members, and Mr. Townsend concerning the procedure needed to request the current site be closed.

With no further discussion, *Member Maness made a motion to deny the relocation of the recycling site, seconded by Member Patterson and approved unanimously.*

New Business

ITEM 8. Zoning Ordinance Amendment

- a. Rezoning Request - Metes and Bounds description**
- b. Conditional Rezoning**

(a) Rezoning Request - Metes and Bounds description

Mr. Stumb advised members that item (a) dealt with persons that wished to split a parcel of property. The idea behind this amendment is to require a survey showing the boundaries with a metes and bounds description. Currently we only require a map for the rezoning request.

After brief discussion, *Member Ewings made a motion to approve Zoning Ordinance Amendment (a) as presented, seconded by Member Patterson and approved unanimously by all members present.*

(b) Conditional Rezoning

Mr. Stumb advised members this request would require a developer seeking a conditional zoning to submit Site Specific Conditions on a plan. A Conditional Zoning Site Plan shall be submitted for review for any development made pursuant to any Conditional Zoning District to the Planning and Zoning Board and City Council. Site specific conditions must be shown this plan.

Motion by Member Norman to approve the change as requested for item (b), seconded by Member Gibson and approved unanimously by all members present.

ITEM 9. Comments from the Board
None

ITEM 10. Comments from Staff

Manager Bailie discussed the flyer placed at member's place from the A& T University Senior Landscape Architecture Class that selected Trinity as their final senior project. They are looking at two (2) areas of Trinity tentatively named New Town and Old Town. The instructor and this class have been working on developing some conceptual designs for these 2 areas of the City. They will present the plans and seek input from the public on October 03, 2006 at 7:00 at this location. Ms. Bailie encouraged members of the Planning Board and members of the audience to attend this meeting and be part of this process.

Mr. Stumb advised members that the December meeting for the Planning Board was scheduled for December 26, 2006. We will probably cancel the December Meeting since the City offices will be closed on that day. We can schedule an early meeting in January after the holidays if it is needed.

Manager Bailie advised members that she would be sending out letters to those members whose terms were expiring in December asking if they would like to be reappointed.

ITEM 11. Adjourn

With no further business to discuss, ***Member Ewings made a motion to adjourn the September 26, 2006 Regular Meeting of the Trinity Planning/Zoning Board at 8:57pm, seconded by Member Maness and approved unanimously by all members present.***

Member Maness asked that Item 5 be changed to reflect motion by Member Maness, second by Member Patterson. This change has been made and is reflected in these minutes.

These minutes were approved with the changes to Item # 5 as noted above upon motion by Member Maness, seconded by Member Gantt, and approved unanimously by all Planning Members present.